

Company Registration No. 00539351 (England and Wales)

**LEYWOOD ESTATES LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**  
**PAGES FOR FILING WITH REGISTRAR**

# LEYWOOD ESTATES LIMITED

## CONTENTS

---

	Page
Balance sheet	1
Notes to the financial statements	2 - 11

---

# LEYWOOD ESTATES LIMITED

## BALANCE SHEET

AS AT 30 SEPTEMBER 2021

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Tangible assets	5	25,952		34,582	
Investment properties	6	27,787,902		26,143,500	
Investments	7	22,601		22,601	
		27,836,455		26,200,683	
<b>Current assets</b>					
Debtors	8	3,406,854		2,082,112	
Cash at bank and in hand		260,544		381,768	
		3,667,398		2,463,880	
<b>Creditors: amounts falling due within one year</b>	9	(2,523,517)		(837,907)	
<b>Net current assets</b>		1,143,881		1,625,973	
<b>Total assets less current liabilities</b>		28,980,336		27,826,656	
<b>Creditors: amounts falling due after more than one year</b>	10	(530,131)		(1,511,789)	
<b>Provisions for liabilities</b>		(3,673,326)		(2,556,256)	
<b>Net assets</b>		24,776,879		23,758,611	
<b>Capital and reserves</b>					
Called up share capital		59,192		59,192	
Non-distributable profits reserve	13	16,292,421		15,904,446	
Distributable profit and loss reserves		8,425,266		7,794,973	
<b>Total equity</b>		24,776,879		23,758,611	

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 30 June 2022 and are signed on its behalf by:

S K Funnell  
Director

Company Registration No. 00539351

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2021

---

### 1 Accounting policies

#### Company information

Leywood Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is Leywood House, 47 Woodside Road, Amersham, Buckinghamshire, United Kingdom, HP6 6AA.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

#### 1.2 Turnover

Turnover is the total rent and management fees receivable by the company for the period, excluding value added tax adjusted for accrued revenue calculated by reference to the fair value of rents due up to the balance sheet date.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	- 20% on reducing balance
Motor vehicles	- 25% on reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

---

### 1 Accounting policies

(Continued)

#### 1.5 Fixed asset investments

Investments are included at cost less amounts written off. Profits or losses arising from disposals of fixed asset investments are treated as part of the result from ordinary activities.

##### *Income from investments*

Investment income comprises dividends declared during the accounting period and interest receivable on loans from group and related companies.

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

---

### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

### 1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

### 1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 1 Accounting policies

(Continued)

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.12 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

In the opinion of the Directors, the fair valuation of investment properties are considered to be subject to key judgements and areas of estimation.

### 3 Exceptional item

	2021	2020
	£	£
<b>Income</b>		
Exceptional item - Sale of investment properties	911,215	1,492,723

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 4 Employees

The average monthly number of persons employed by the company during the year was:

	2021 Number	2020 Number
Total	4	4

### 5 Tangible fixed assets

	Plant and machinery £	Motor vehicles £	Total £
<b>Cost</b>			
At 1 October 2020 and 30 September 2021	5,960	42,171	48,131
<b>Depreciation and impairment</b>			
At 1 October 2020	5,643	7,906	13,549
Depreciation charged in the year	63	8,567	8,630
At 30 September 2021	5,706	16,473	22,179
<b>Carrying amount</b>			
At 30 September 2021	254	25,698	25,952
At 30 September 2020	317	34,265	34,582

### 6 Investment property

	2021 £
<b>Fair value</b>	
At 1 October 2020	26,143,500
Additions	149,877
Disposals	(10,521)
Revaluations	1,505,046
At 30 September 2021	27,787,902



# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 6 Investment property

(Continued)

The above valuations were carried out by a director who holds membership with the Royal Institution of Chartered Surveyors (RICS). The requirements of fair value measurement per FRS 102 Section 16 have been treated as synonymous with the RICS definition of "Market Value" using readily available public data and net rental yield calculations factoring in the geographic location in which the property is situated and the relative condition of the property.

The definition of "Market Value" is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. The director has considered where the requirements for complying with fair value measurement per FRS 102 Section 16 may differ from the RICS definition, and in instances where this occurs has recorded and amended the valuation in order to comply with UK GAAP.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2021 £	2020 £
Cost	7,822,155	7,682,799
Carrying amount	7,822,155	7,682,799

### 7 Fixed asset investments

	2021 £	2020 £
Other investments other than loans	22,601	22,601

The market value of the listed investments at the balance sheet date was £955 (2020: £793).

### 8 Debtors

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Trade debtors	233,160	210,335
Amounts owed by group undertakings and undertakings in which the company has a participating interest	3,165,643	1,856,568
Other debtors	8,051	15,209
	3,406,854	2,082,112

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 9 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans	1,781,530	77,350
Trade creditors	209,827	213,009
Corporation tax	211,592	234,337
Other taxation and social security	8,195	16,193
Other creditors	312,373	297,018
	<u>2,523,517</u>	<u>837,907</u>

### 10 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Bank loans and overdrafts	530,131	1,511,789

Creditors which fall due after five years are as follows:

	2021 £	2020 £
Payable by instalments	348,245	389,665

### 11 Loans and overdrafts

	2021 £	2020 £
Bank loans	2,311,661	1,589,139
Payable within one year	1,781,530	77,350
Payable after one year	530,131	1,511,789

Both the overdraft and loan balances owed to Lloyds TSB Bank plc are secured against several of the company's freehold properties.

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 12 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	<b>Liabilities 2021 £</b>	<b>Liabilities 2020 £</b>
<b>Balances:</b>		
Investment property	3,673,326	2,556,256
<b>Movements in the year:</b>		<b>2021 £</b>
Liability at 1 October 2020		2,556,256
Charge to profit or loss		1,117,070
Liability at 30 September 2021		3,673,326

The UK corporation tax rate is to remain at 19% for the year beginning 1 April 2021 as announced in Budget 2020 on 11 March 2020; forming part of Finance Act 2020 which was enacted on 22 July 2020. It was further announced as part of Budget 2021 on 3 March 2021 that the UK corporation tax rate will increase to 25% from 1 April 2023. This change was substantively enacted on 24 May 2021. The effect on the company of these changes will be reflected in the company's financial statements in the next financial year as appropriate.

### 13 Non-distributable profits reserve

	<b>2021 £</b>	<b>2020 £</b>
At the beginning of the year	15,904,446	16,474,992
Non distributable profits in the year	387,975	(570,546)
At the end of the year	16,292,421	15,904,446

### 14 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Adam East ACA and the auditor was Azets Audit Services.

# LEYWOOD ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

---

### 15 Impact of Covid-19

Since January 2020 the outbreak of COVID-19, which is a rapidly evolving situation, has adversely impacted global economic activity.

The Directors do not believe there is any financial impact to the financial statements as at 30 September 2021 as a result of this ongoing event. The company reaffirms that its operational performance continues as expected and the pandemic has, to date, had no material impact on the company's cash flows. The rapid development and fluidity of this situation precludes any prediction as does its ultimate impact, however the company believes that its liquidity position, its business model and its focus on risk mitigation offer a significant degree of protection.

There are no other subsequent events which would require adjustments or disclosure pertaining to these financial statements.

### 16 Related party transactions

#### Transactions with related parties

During the year the company entered into the following transactions with related parties:

Management fees of £306,975 (2020: £335,236) were paid to related companies (aggregated).

Consultancy fees of £61,822 (2020: £60,423) were paid to Kennedy Funnell Limited. Simon Funnell is a director of the company and also Kennedy Funnell Limited.

Consultancy fees of £10,000 (2020: £10,000) were paid to Blueseas Management Limited. I.F.C. Murray is a director of the company and also Blueseas Management Limited.

Loan interest of £97,172 (2020: £43,161) was received from group and joint venture companies (aggregated).

Loans of £3,165,643 (2020: £1,856,568) were made by the company to group, related and joint venture companies (aggregated).

Dividends of £367,534 (2020: £367,534) were paid to directors and their associates (aggregated).

Group, related and joint venture companies include the following :-

- Leywood Developments Limited
- Blackwood Property Services Limited
- Lexham Properties Limited

Related and joint venture companies are companies with common directors and shareholders.

#### Other information

Directors and their associates include the following :-

- L.J. Watson
- S.M. Queenborough
- J.R. Woodley
- C. Watson
- B.O. Queenborough
- S.A. Queenborough

## **LEYWOOD ESTATES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 30 SEPTEMBER 2021***

---

**17 Parent company**

There is no ultimate controlling party.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.